

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Martin Drive, 193.25' NW		
centerline of Bauernschmidt Drive	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(2338 Martin Drive)		
	*	CASE NO. 02-363-A
Linda A. & Barry K. Bish, Sr.		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Linda A. and Barry K. Bish, Sr., property owners, for that property known as 2338 Martin Drive in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 4 ft. for a proposed attached garage in lieu of the minimum required 10 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

4/19/02
 By [Signature]
 [Illegible text]

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the B.C.Z.R. As of the date of this Order, DEPRM has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

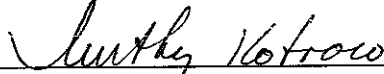
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of April, 2002, that the Petitioners' request for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 4 ft. for a proposed attached garage in lieu of the minimum required 10 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with any Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.
3. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated March 22, 2002, a copy of which is attached hereto and made a part hereof.

APPROVED: DEPUTY ZONING
COMMISSIONER
DATE 4/9/02
BY R. J. JAMESON

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RE: ZONING
DATE 4/5/02
BY R. J. JAMESON



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 9, 2002

Mr. & Mrs. Barry K. Bish, Sr.
2338 Martin Drive
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 02-363-A
Property: 2338 Martin Drive

Dear Mr. & Mrs. Bish:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

CRITICAL
for the property located at 2338 Martin Drive, Baltimore, MD 21221

which is presently zoned CBCA-Flood Zone B
DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1. To allow a side-

- yard setback of 4 ft. for a proposed attached garage in lieu of the minimum required 10 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Barry K. Bish, Sr. (W)(410)627-8803

Name - Type or Print

Signature

Linda A. Bish (W)(410)686-6530

Name - Type or Print

Signature

2338 Martin Drive (H)(410)391-9663

Address Telephone No.

Baltimore MD 21221

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 3-5-02

Estimated Posting Date 3-17-02

CASE NUMBER 02-363-A

Revised 9/15/98 - wcr/scj

By [Signature]
Date 3/16/02

ORDER TO FILE

Affidavit

in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2338 Martin Drive
Address _____
Baltimore, MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. The proposed garage cannot be placed in front yard on waterside.
2. Mature trees would have to be removed on waterfront property if proposed garage is built on the property near the road.
3. The proposed garage would block the neighbors' view if placed on the property by the road.
4. Basement access would be denied if the proposed garage was built on one side of house.
5. The proposed site of garage is the most convenient and eye pleasing location for all neighboring homes.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Barry K. Bish, Sr.
Signature
Barry K. Bish, Sr.
Name - Type or Print

Linda A. Bish
Signature
Linda A. Bish
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of Feb., 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Barry K. Bish Sr & Linda A Bish
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

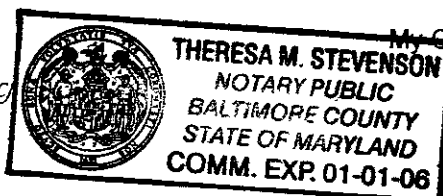
AS WITNESS my hand and Notarial Seal

02/13/02
Date

Theresa M. Stevenson
Notary Public

My Commission Expires 01/01/06

Revised 9/15/98 - wcr/scj



Zoning Description For

**2338 Martin Drive
Baltimore, MD 21221**

Beginning at a point on the north side of Martin Drive which is 12 feet wide at a distance of 193.35 feet northwest of the centerline of the nearest improved intersecting street Bauernschmidt Drive which is 20 feet wide. Being Lots #147, 148 and 149, Section #1 in the subdivision of Bauernschmidt Manor as recorded in Baltimore County Plat Book #13, Folio #94, containing 15,174.17 square feet. Also known as 2338 Martin Drive and located in the 15th Election District, 5th Councilmanic District.

363

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

02-363-A
Case No. 111343-A

DATE 3-05-02 ACCOUNT R-001-06-6150

AMOUNT \$ 50.00

RECEIVED FROM: [Signature]

FOR: Residential Variance Fee
A. J. & Martin Dr.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/05/2002 3/05/2002 10:27:03
REG MSGD CASHIER JENA JEE DRUMER 2
DEPT 5 528 ZONING DEPARTMENT
OR NO. 002363
Receipt Tot 50.00
50.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-363-A

Petitioner/Developer: LINDA A &

BARRY K. Bish

Date of Hearing/Closing: 4/1/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 2338 MARTIN DR

The sign(s) were posted on 3/17/02
(Month, Day, Year)

Sincerely,

[Signature] 3/17/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

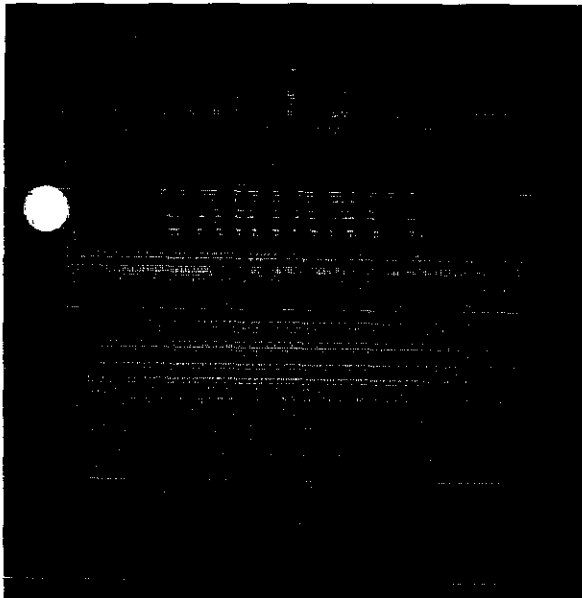
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 02-363-A
Petitioner Mrs. & Mrs. Barry Bish
Address or Location 2338 Martin Dr, Balto, Md, 21221

PLEASE FORWARD ADVERTISING BILL TO

Name _____

Address Same

Telephone Number (410) 391-9663 Home
" 627-8803 MR. BISH - work
" 686-6530 MRS. BISH - work

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 363 -A Address 2338 Martin DR.Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 3-5-02 Posting Date: 3-17-02 Closing Date: 4-01-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 363 -A Address 2338 Martin DR.
Petitioner's Name Mr. + Mrs. Bush Telephone (410) 391-9643 H.
627-8803 MR. B.
Posting Date: 3-17-02 Closing Date: 4-01-02 686 6530 MRS. B.
Wording for Sign: To Permit a side yard setback of 4 ft. for a proposed
attached garage in lieu of the minimum required 10 ft.

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 1, 2002

Mr. & Mrs Barry K Bish Sr
2338 Martin Drive
Baltimore MD 21221

Dear Mr. & Mrs. Bish:

RE: Case Number: 02-363-A, 2338 Martin Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 05, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. *WCR*
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel


Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 17, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 25, 2002*
Item Nos. 360, 361, 362, (363) 364, 365,
366, 367, 368, 369, 370, 371, 372, 373,
375, 376 and 377

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 18, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, 370-377

Dear Ms. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/lor*
DATE: April 16, 2002
SUBJECT: Zoning Item 363
Address 2338 Martin Drive (Bish Property)

Zoning Advisory Committee Meeting of 3/18/02

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

See attached comments.

Reviewer: Kieth Kelley

Date: 4/16/02

CBCA Zoning Comments (Zoning Item # 363)

X The property is located within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA).

 This proposal must use best management practices, which reduce pollutant loadings by 10%.

 Man-made impervious surfaces are limited to 15% for lots greater than ½ acre in size.

X Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size.

X Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

X If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

X 15% forest must be established or maintained. This equates to 5 trees for a lot of this size.

X Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

X All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

X The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

 If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

 If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

 A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

 A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

PN
4/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 22 2002

SUBJECT: 2338 Martin Drive

INFORMATION:

Item Number: 02-363

Petitioner: Barry K. Bish, Sr.

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to allow an attached garage with a setback of 4 feet in lieu of the minimum required 10 feet, providing the following items are submitted to this office for review and approval prior to the issuance of any building permits:

1. Written support from the neighbor immediately abutting the proposed garage; and
2. Elevation drawings of the proposed structure that include detail description of the building materials to be used.

Prepared by:

Mark A. Cunniff

Section Chief:

Alfred J. Jackson

AFK/LL:MAC:

4/9/02
R. Jamison



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3-19-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 363 JJS

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

2334 Martin Drive
Baltimore, MD 21221

Zoning Review
Department of Permits & Development
Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE: Proposed Garage – 2338 Martin Drive

To Whom It May Concern:

As the property owner of Lot #146, I have reviewed the drawing of the proposed garage that my neighbors wish to build. I understand that a Variance must be obtained because a portion of the outer wall will be closer than 10 feet from the property line. I have no objection to the construction of this garage as pictured in the drawing.

Madelen R. Spellerberg

2/17/02

Signature

Date

MADALEN R. SPELLERBERG

363

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/20/2002

LOCATION INFORMATION

DISTRICT: 15 ACCT NO: 1519640460

NAME: SPELLERBERG MADALEN R

USE: RESIDENTIAL

PREMISES ADDRESS

2334 MARTIN DR

ZONING

LEGAL DESCRIPTION

WATERFRONT

BAUERNSCHMIDT MANOR

MAP GRID PARCEL SUBDIV SECT BLOCK

LOT GROUP

98

8

35

1

146

82

PLAT NO :

PLAT REF: 13/ 94

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1954 2,000 SFPROPERTY LAND AREA
16,716.00 SFCOUNTY
USE
34

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO

<F6> SELECT NEXT PROPERTY

363

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/20/2002

OWNER INFORMATION

DISTRICT: 15 ACCT NO: 1519640460

USE: RESIDENTIAL

OWNER NAME: SPELLERBERG MADALEN R

PRINCIPAL
RESIDENCE
YES

MAILING ADDRESS: 2334 MARTIN DR
BALTIMORE

MD 21221-1727

TRANSFERRED

FROM: SPELLERBERG MADALEN R, ET AL

DATE: 02/13/1991 PRICE: \$0

DEED REFERENCE: 1) / 8714/ 32
2)

SPECIAL TAX RECAPTURE
HOMEOWNERS TAX CREDIT

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY


2316 Bauernschmidt Drive
Baltimore, MD 21221

Zoning Review
Department of Permits & Development
Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE: Proposed Garage – 2338 Martin Drive

To Whom It May Concern:

As the property owners of Lot #164, we have reviewed the drawing of the proposed garage that our neighbors wish to build. We understand that a Variance must be obtained because a portion of the outer wall will be closer than 10 feet from the property line. We have no objection to the construction of this garage as pictured in the drawing.


William Gerard Date 2/11/02


Suzanne Boyer Date 2/11/02

363

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/20/2002

LOCATION INFORMATION

DISTRICT: 15 ACCT NO: 1523505148
NAME: GERARD WILLIAM F

USE: RESIDENTIAL

PREMISES ADDRESS
2316 BAUERNSCHMIDT DR

ZONING

LEGAL DESCRIPTION

BAUERNSCHMIDT MANOR

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	GROUP
98	8	35		1		164	82

PLAT NO :
PLAT REF: 13/ 94

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1909 4,656 SF

PROPERTY LAND AREA
15,322.00 SF

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTY

363

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/20/2002

OWNER INFORMATION

DISTRICT: 15 ACCT NO: 1523505148

USE: RESIDENTIAL

OWNER NAME: GERARD WILLIAM F
BOYER SUZANNE B
MAILING ADDRESS: 2316 BAUERNSCHMIDT DR
BALTIMORE

PRINCIPAL
RESIDENCE
YES

MD 21221-1713

TRANSFERRED

FROM: HENLEY RICHARD

DATE: 03/26/1987 PRICE: \$60,092

DEED REFERENCE: 1) /10231/ 380
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCRIN <F6> SELECT NEXT PROPERTY

2340 Martin Drive
Baltimore, MD 21221

Zoning Review
Department of Permits & Development
Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE: Proposed Garage – 2338 Martin Drive

To Whom It May Concern:

As the property owner of Lots #150 and 151, I have reviewed the drawing of the proposed garage that my neighbors wish to build. I understand that a Variance must be obtained because a portion of the outer wall will be closer than 10 feet from the property line. I have no objection to the construction of this garage as pictured in the drawing.

 Feb 12 2002
John V. Woytowicz Date

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M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/20/2002

LOCATION INFORMATION

DISTRICT: 15 ACCT NO: 1507581241

NAME: WOYTOWITZ JOHN V

USE: RESIDENTIAL

PREMISES ADDRESS

2340 MARTIN DR

ZONING

LEGAL DESCRIPTION

LT 150,151,152

2340 MARTIN DR NS

WATERFRONT

BAUERNSCHMIDT MANOR

MAP GRID PARCEL SUBDIV SECT BLOCK

98

8

35

1

LOT GROUP

150

82

PLAT NO :

PLAT REF: 13/ 94

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA

YEAR BUILT ENCLOSED AREA

1947

1,816 SF

PROPERTY LAND AREA

14,304.00 SF

COUNTY

USE

34

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO

<F6> SELECT NEXT PROPERTY

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M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/20/2002

OWNER INFORMATION

DISTRICT: 15 ACCT NO: 1507581241

USE: RESIDENTIAL

OWNER NAME: WOYTOWITZ JOHN V

PRINCIPAL
RESIDENCE
YES

MAILING ADDRESS: 2340 MARTIN DR
BALTIMORE

MD 21221-1727

TRANSFERRED

FROM: GRAHAM JAMES S

DATE: 02/16/1994 PRICE: \$272,000

DEED REFERENCE: 1) /10348/ 185
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2338 Martin Drive

see Pages 5 & 6 of the CHECKLIST for additional required information

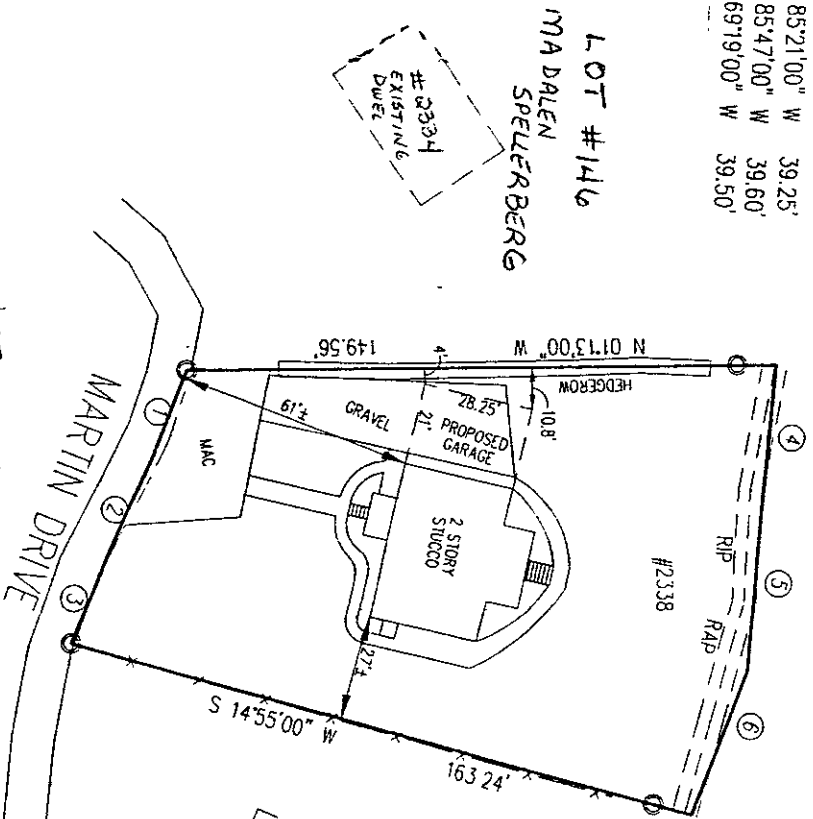
Subdivision name: Bauernschmidt Manor

plat book # 13, folio # 94, lot # 147, 1st & 2nd 1491

OWNER: Barry & Linda Bish

- 1 N 69°19'00" W 25.25'
- 2 N 66°28'00" W 25.40'
- 3 N 68°36'00" W 25.20'
- 4 N 85°21'00" W 39.25'
- 5 N 85°47'00" W 39.60'
- 6 N 69°19'00" W 39.50'

MIDDLE RIVER



LOT #146

MADALEN
SPILLERBERG

JOHN WOYTOWITZ
LOT #150, 151

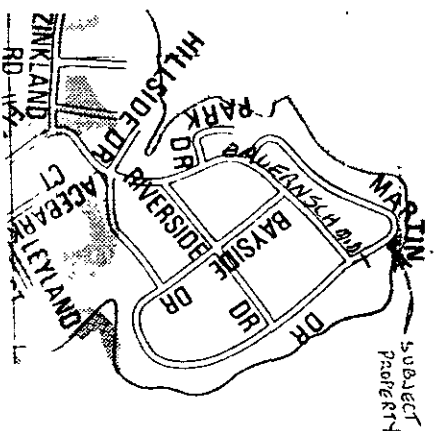
#2340
EXISTING
DWELLING

LOT #144
WILLIAM GERARD
SUEANNE BOYER



North
date: 1/31/02

prepared by: KLS Consultants Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5th

1" = 200' scale map #: NE-1J

Zoning: CBCA Flood Zone B

Lot size: .348 15,174.17

acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 363 CASE #:

Ref. Ex. #1

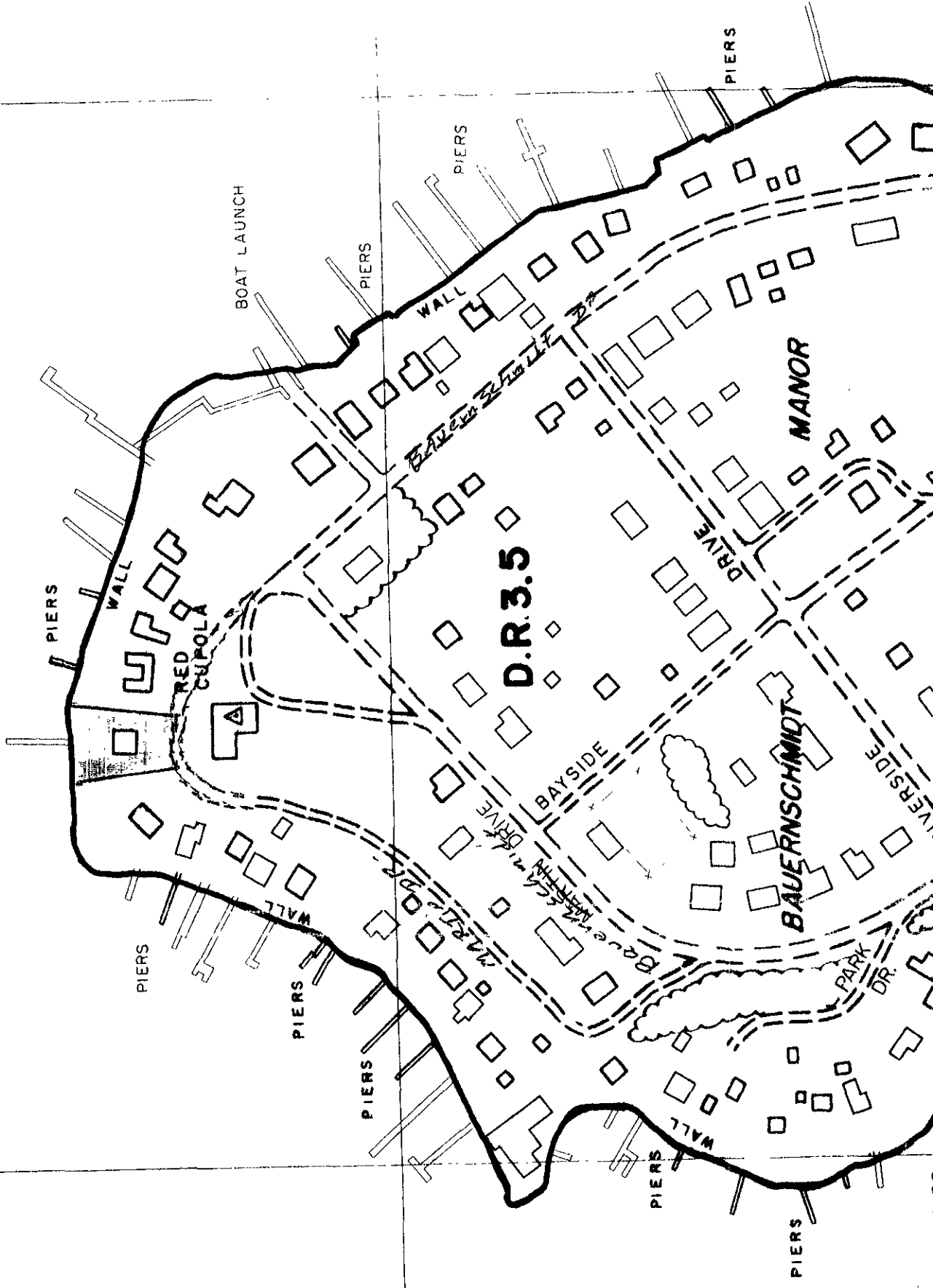
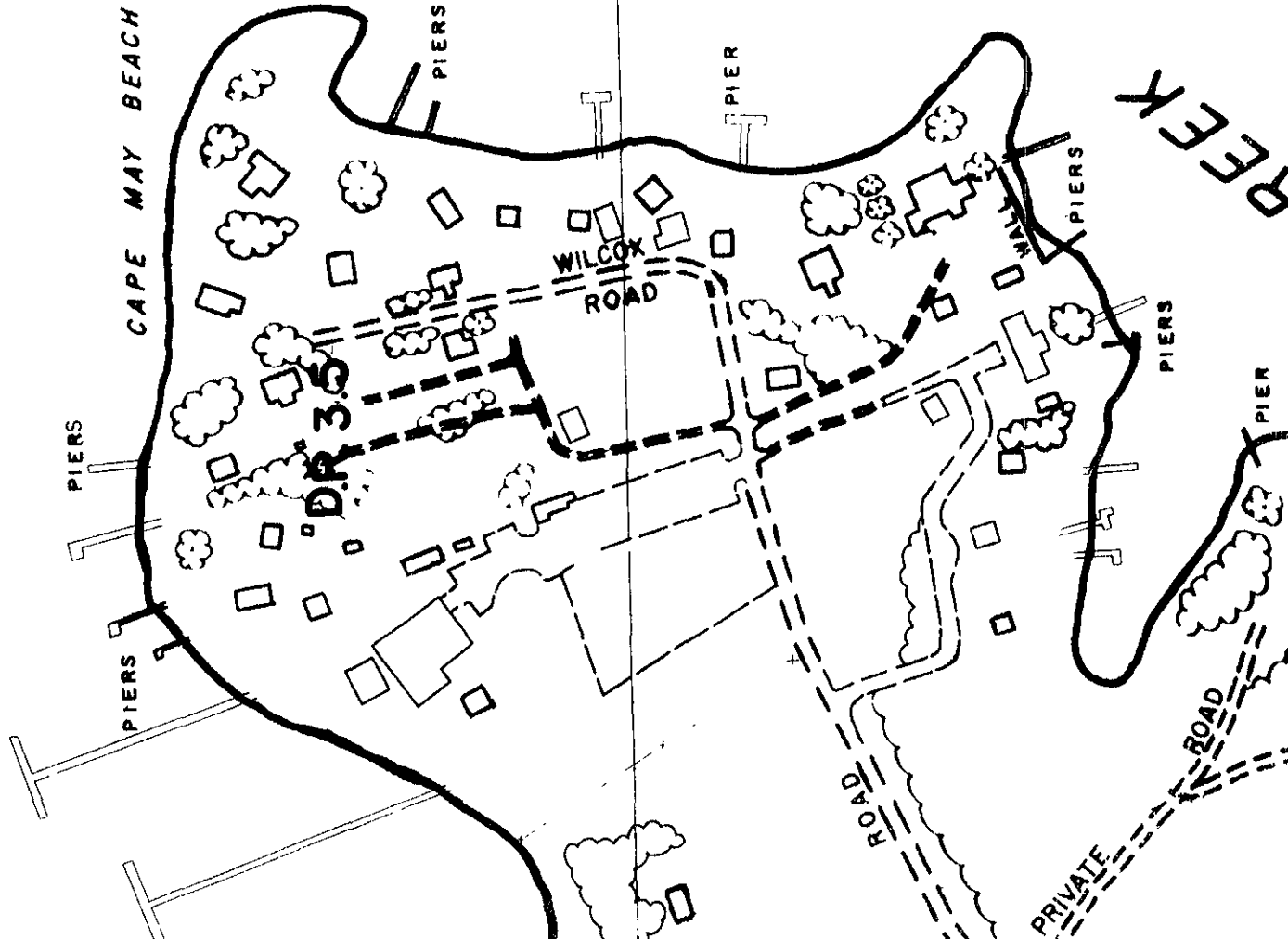
200 ZONING MAP

NE 1-J

1" = 200'

BISH MARTIN DRIVE
2338 MARTIN DRIVE
BALTIMORE, MD 21221

RIVER



REEK



PROPOSED GARAGE SITE (PROPERTY FROM
ROADSIDE)



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PROPERTY ~~AND~~ VIEW FROM MARTIN DRIVE



VIEW OF NEIGHBOR'S HOME IN RELATION TO SITE.
(2334 MARTIN DRIVE, LOT # 146, MADALEN SPELLERBERG)



VIEW FROM MARTIN DRIVE



GARAGE SIDE OF HOUSE - VIEW OF NEIGHBOR'S HOME
IN RELATION TO SITE (2316 BAVERNSCHMIDT DRIVE, LOT #164
HOME OF WILL GERARD + SUE BOYER)



VIEW OF SITE FROM WATERFRONT. VIEW OF
NEIGHBOR'S HOME ON LEFT (2340 MARTIN DRIVE, LOT # 150 + 151)
(HOME OF JOHN WOYTOWITZ).

Prob garage



VIEW OF OPPOSITE SIDE OF HOUSE
(MARTIN DRIVE)



VIEW ACROSS FRONT YARD - WATER SIDE